

Before the Board of Zoning Adjustment, D. C.

Application 11522, of Delta Sigma Theta Sorority, Inc. pursuant to Section 8207.2 of the Zoning Regulations, for a special exception to establish offices for university personnel and graduate instruction in public administration as provided by Section 3101.45 at 1709 New Hampshire Avenue, N. W., Lot 25, Square 154.

HEARING DATE: December 12, 1973

EXECUTIVE SESSION: February 21, 1973

FINDINGS OF FACT:

1. The subject property is zoned R-5-C and is improved with a four story row house consisting of 20 rooms and 6 baths. The property has been vacant for approximately 16 months.
2. The building contains approximately 7500 square feet of gross floor area. Applicants requests a special exception to use the property for the Washington Publication Center of the University of Southern California.
3. The school will have a total enrollment of 200 students and a maximum of 35 students is expected to be on the premises at any one time. The courses will run from 12 to 15 weeks.
4. The university will lease the property. Students attending the school will be from out of town and are expected to use public transportation or walk from their hotel or residence.
5. For the reasons stated in No. 4 above, the university feels no parking is required, however, there are two or three spaces in the rear. The university requested and was granted an amendment to their application for a waiver of 3 parking spaces. The regulations require 6 spaces.
6. Applicant alleged that no future expansion of the school is contemplated. The school will employ 5 administrative personnel and three teachers.
7. The subject property is surrounded by other schools in the immediate neighborhood and apartment houses, rooming houses, non-profit organizations and offices.

8. The NCPC offered no objection to the granting of this application. The Department of Highways offered no objection to the granting of this application, however, they did feel that due to the number of diplomatic agencies and local residents in the vicinity, on-street parking would be a limiting factor for members of the staff and their students.

9. The staff report of OPM did not feel that the operation of this school would be objectionable because of noise, traffic or number of students. They also recommended that the requirement to provide three additional on-site parking spaces be waived.

CONCLUSIONS OF LAW:

Based upon the above Findings of Fact, the Board is of the opinion that the number of private automobile trips generated by this facility is expected to be minimal with the nature of the school being what it is.

Land surrounding the subject property is zoned R-5-B, C-2 and SP consisting of apartment houses, offices, rooming houses, and non-profit organizations. The operation of a graduate school in the area would not appear to have an adverse affect on the neighborhood.

With respect to on-site parking, the Board feels that students and the administrative staff will be transient living in hotels and residences nearby and will walk or use mass transit to get to the school. Keeping this in mind parking should not become a problem.

We are further of the opinion that the nature of this project is reasonably necessary and convenient to the neighborhood which it is proposed to serve.

ORDERED:

That the above application be GRANTED.

Application No. 11522

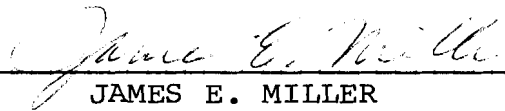
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VOTE: 3-1 (Lilla Burt Cummings, Esq. dissenting)

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED By:



JAMES E. MILLER  
Secretary to the Board

FINAL DATE OF ORDER: MAR 26 1974

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.